



1002 S 3rd Street
Laramie, WY 82070

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MEMORANDUM

To: Planning and Zoning Commission
From: Joe Wilmes, Associate Planner
Date: September 6, 2023
Re: Platting and Subdivision Resolution Amendment – Access

Language that was brought to the Planning and Zoning Commission on July 5, 2023, was put out for public comment to potentially be approved at the September 13, 2023, Planning and Zoning Commission meeting. More time and effort have been put into working on these regulation changes in the days since the July meeting. It is our recommendation that the Planning and Zoning Commission approve the amended amendments to the Albany County Platting and Subdivision Resolution and send it back out for public comment, setting a public hearing for the November 8, 2023, regular meeting.

A redline and clean version of the proposed amendments to the Albany County Platting and Subdivision Resolution are attached.

Published Version

Section 9. Access.

- A. A subdivision proposal consisting of more than twenty (20) residential lots shall provide at least two (2) separate points of access to a public street(s). The total number of residential lots shown on the preliminary plat for a subdivision proposal shall be considered in determining compliance with this section. If a proposal connects any road to a road of an already platted adjacent subdivision that is not part of the proposal, the number of residential lots and points of access in the adjacent subdivision shall also be considered in determining compliance with this section.

Redlined Draft



Albany County Platting & Subdivision Resolution

Adopted August 1, 1997

Amendments:

December 2002

January 2005

September 2006

November 2007

April 2008

August 2008

October 2009

December 2009

September 2010

September 2012

March 2014

October 2015

December 2015

August 2017

January 2019

March 2023

(Month of Adoption) 2023

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Section 3. Lot Standards	Error! Bookmark not defined. 6-1
Section 4. Street Standards	Error! Bookmark not defined. 6-2
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Section 9. Access.

A. A subdivision proposal consisting of more than ~~twenty (20)~~ thirty (30) residential lots shall provide at least two (2) separate points of access to a ~~public street(s)~~ publicly maintained street that has multiple connections which do not dead end. The total number of residential lots shown on the preliminary plat for a subdivision proposal shall be considered in determining compliance with this section.

a. If a proposal connects any road to a road of an already platted adjacent subdivision that is not part of the proposal, the number of ~~residential~~ lots and points of access in the adjacent subdivision shall also be considered in determining compliance with this section.

b. A variance may be granted if the subdivider does not own land that can provide at least two (2) separate points of access to a publicly maintained street that has multiple connections which do not dead end if all of the following are met:

i. A traffic impact study will be required for a proposal creating thirty (30) or more parcels and relying on one point of ingress and egress to the proposed subdivision in order to determine baseline conditions and future impacts due to the increase in traffic. The Board may require alternative traffic solutions in accordance with the Manual on Uniform Traffic Control Devices and upon the recommendation of the County Engineer.

ii. The fire District has reviewed the proposal and has determined that the subdivision will not pose significant safety issues if approved.

iii. If only one ingress/egress point exists, the words “BUYERS OF LOTS ARE LIMITED TO ONE POINT OF INGRESS/EGRESS TO A PUBLICLY MAINTAINED STREET” in bold capital letters shall appear on all offers, solicitations, advertisements, contracts, agreements, and plats relating to the subdivision.

iv. Special permission is granted by the Planning and Zoning Commission.

A.

Clean Draft



Albany County Platting & Subdivision Resolution

Adopted August 1, 1997

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December 2002

January 2005

September 2006

November 2007

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Section 9. Access.

- A. A subdivision proposal consisting of more than thirty (30) lots shall provide at least two (2) separate points of access to a publicly maintained street that has multiple connections which do not dead end. The total number of residential lots shown on the preliminary plat for a subdivision proposal shall be considered in determining compliance with this section.
- a. If a proposal connects any road to a road of an already platted adjacent subdivision that is not part of the proposal, the number of lots and points of access in the adjacent subdivision shall also be considered in determining compliance with this section.
- b. A variance may be granted if the subdivider does not own land that can provide at least two (2) separate points of access to a publicly maintained street that has multiple connections which do not dead end if all of the following are met:
- i. A traffic impact study will be required for a proposal creating thirty (30) or more parcels and relying on one point of ingress and egress to the proposed subdivision in order to determine baseline conditions and future impacts due to the increase in traffic. The Board may require alternative traffic solutions in accordance with the Manual on Uniform Traffic Control Devices and upon the recommendation of the County Engineer.
 - ii. The fire District has reviewed the proposal and has determined that the subdivision will not pose significant safety issues if approved.
 - iii. If only one ingress/egress point exists, the words “BUYERS OF LOTS ARE LIMITED TO ONE POINT OF INGRESS/EGRESS TO A PUBLICLY MAINTAINED STREET” in bold capital letters shall appear on all offers, solicitations, advertisements, contracts, agreements, and plats relating to the subdivision.
 - iv. Special permission is granted by the Planning and Zoning Commission.